

Planning Board Minutes
Wednesday, 21, August 2013
Mallett Hall
7:00 PM

Members present: Ron Hodsdon, Liza Nichols, John Bowdren, alternate Jerry Gould, planner Tony Dater

Members absent: Joan Mueller, Matt St. Cyr, alternate Matt Chipman

Guests: Dan Catlin

1. The Chair called the meeting to order at 7:08

2. Secretary's Report: Meeting minutes of 7/17/13 – on a motion by Hutch, seconded by John, the minutes were so moved and accepted as presented.

Workshop minutes of 7/23/13 - #5 "Zoning Map" was changed to *Base Map*. Motioned by Hutch, seconded by John, the minutes were so moved and accepted as corrected.

Workshop minutes of 8/13/13 – motioned by Hutch, seconded by John, so moved and accepted. Liza mentioned that she had sent the Selectmen and Scott Seaver copies of the minutes highlighting the question about changes and the addition to the fee schedule; she has not received a response.

3. Old Business: None

4. New Business: None

5. Discussion: Dan Catlin came in to introduce us to his property on Hallowell Rd. It is in Resource Protection under Shoreland Zoning and the house on it burned down a number of years ago. He wishes to rebuild and after conferences with the CEO and BOA Chairman it has become the PB's responsibility as a Special Exception under the Shoreland Zoning Ord. Dan did not have any paperwork to show us, having left it with Dick Hogue and having not yet retrieved it. We were able to identify Dan's 3 acres as Lot 11.01 on the tax map #2. Dan believes there is 500+ feet of road frontage, but we noticed that it was a William Doughty subdivision from the 1970s and a Storer survey; a red flag for us given the history of inaccurate Storer surveys in town. There was some discussion as to why the area is in Resource Protection. Section 13, A.3. (P.140) says that vegetation and soils determine the protection where not part of a wetland. Dan said that most of the property is low and a corner wet but that the land slopes up; he didn't know that it had ever flooded but adjacent properties had. The old Floodplain map shows some of the site is in the 100 year floodway, but Dan said not where he plans to build, and that there really is only one place to build and he could raise the basement if he had to. The house that was there was built in the 1960s Dan surmised. Hutch asked about the septic system; Dan thought it was replaced around 2003 so would likely not require replacement, but

he didn't know exactly where it was, that he could guess where the tank is but not the leach field. Under Shoreland Zoning a maximum of a 1500 sq' building footprint is allowed. Dan said what he would build would be about 800 sq'. We thought including the garage may push the 1500 limit; Dan said he would remove some of the garage if necessary.

Talk turned to a survey and a plan. Hutch pointed out that it is a lot of record and had a house previously. There needs to be a plan that shows wet areas, setbacks, footprint, septic, well etc. The well may actually need to be redone. Dan would prefer not to go to the expense of a survey and then find he can't rebuild. Hutch suggested running it by a surveyor and seeing what can be done simply. We gave Dan a list of needs: road frontage, deed with distances, corners of lots, septic and leach field info. and location, well location, wetlands for setbacks, flag where the house would go, high water located, a Shoreland Zoning application (Dan said he had already filled one out).

Dan will be on the agenda for next meeting, 9/18, under New Business and a site walk was scheduled for Saturday 9/21 at 9:00 AM. Dan will need to get to the Secretary stamped addressed envelopes for all abutters at least two weeks prior to the site walk.

Tony's Report: he spoke with Judy Colby-George of Spatial Alternatives about doing a new zoning map. Off the top of her head she said it would run around \$400. We decided to ask Judy to our next meeting to discuss the possibilities and ask the Selectmen, CEO and Sherry Dietrich as well.

We settled up on final adjustments to the Space and Dimension Table for Tony and Liza. Tony said he will look into what DHHS is now called.

Liza will keep an eye out for reservation announcement for the Jensen & Baird seminar in Oct. and sign us up.

Our next workshop is scheduled for Tuesday, 27th. It looks as if the next two will be on Sept. 10 & 24.

We adjourned at 8:50 PM.

Respectively submitted,



Liza Nichols, Secretary